

HISTORIC LANDMARK COMMISSION
MARCH 25, 2013
DEMOLITION AND RELOCATION PERMITS
1912 PARAMOUNT AVENUE
HDP-2013-0092

PROPOSAL

Demolish a ca. 1955 house.

ARCHITECTURE

One-story, U-shaped, side- and rear-gabled stone-veneered house with a full-width inset porch; metal-framed casement-style and 6:6 wood-frame windows; metal roof. The house is built with a courtyard in the middle of the rear section of the house.

RESEARCH

The house was constructed by John Cannizzo in 1955, around an old stone water tank on the Wright farm, which occupied much of this area in South Austin. An article in the Austin American-Statesman in August, 1955, shows Cannizzo with the house under construction, and references that he was a pioneer in building a house which would be cooled by tapping in to the cool air of the caverns around Barton Springs, surrounding his old stone water tank that formed the core of the house. He stated that he had lived in the stone water tank for some time, perhaps as early as 1950, when he got water and sewer connection permits for this site. Cannizzo and his family lived in this area; his mother, Adelle, the widow of Vincent Cannizzo, lived at 2003 Rabb Road, and then 2205 Rundell Place. There is no listing for John Cannizzo, or any member of his family, in the city directories of 1952 or 1955 – the first directory with a listing for John Cannizzo or any member of his family, is that of 1957. The 1959 city directory continues to list John's mother, Adelle, but John is no longer listed. He eventually moved to Deming, New Mexico, and died in El Paso County, Texas in 1989.

The first known occupants of this house were Thurman and Bonnah Covey, who rented the house from 1955 until around 1963. Thurman Covey was a social welfare worker, and while he and Bonnah lived here, he was the director of public assistance for the State Department of Public Welfare. In the mid-1960s, the house was owned and occupied by Fletcher and Jean Boone; he was a co-owner of the Raw Deal, an iconic restaurant in Austin known for its "atmosphere." By the late 1960s, the house had been purchased by James Mark and Helen Kuykendall, who lived here until Mark's death in 1995. Mark Kuykendall was a local architect, specializing in the design of schools, hospitals, and churches. He passed away in 1995.

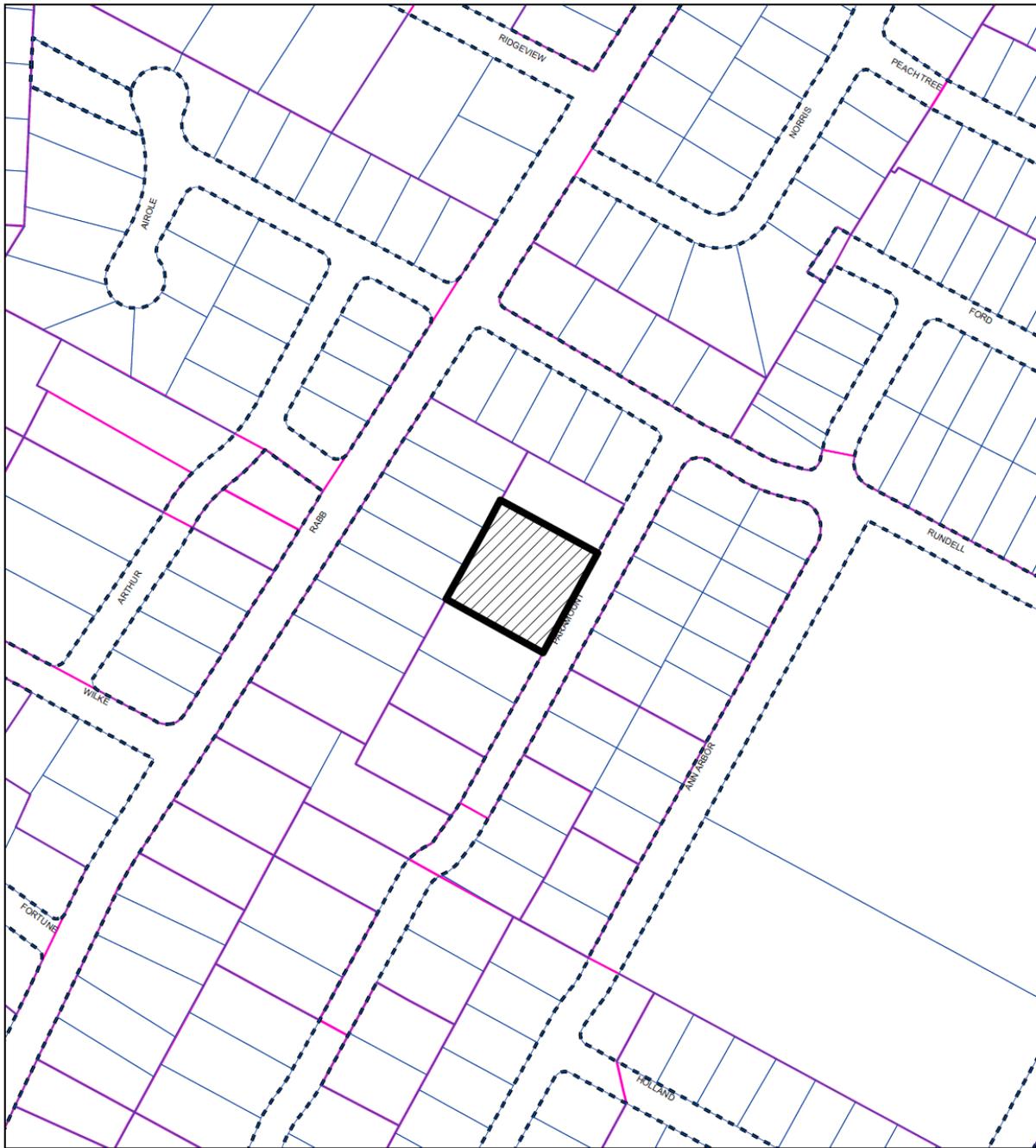
STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Release the demolition permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the house, for archiving at the Austin History Center.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0092
LOCATION: 1912 Paramount Avenue



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1912 Paramount Avenue
ca. 1955



OCCUPANCY HISTORY 1912 Paramount Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2013

- 1992 James M. and Helen M. Kuykendall, owners
Retired
- 1985-86 James M. and Helen M. Kuykendall, owners
Architect, O'Connell, Robinson, and Grobe, 48 East Avenue.
- 1981 James M. and Helen M. Kuykendall, owners
Architect, O'Connell, Probst, Zelsman, and Grobe (William R. O'Connell,
president; Victor G. Probst, and Robert F. Zelsman), architects, 48 East Avenue.
- 1977 James M. and Helen M. Kuykendall, owners
Architect, O'Connell, Probst, Zelsman, and Grobe (William R. O'Connell,
president; Victor G. Probst, and Robert F. Zelsman), architects, 48 East Avenue.
- 1973 James M. and Helen M. Kuykendall, owners
Architect, O'Connell, Probst, Zelsman, and Grobe (William R. O'Connell,
president; Victor G. Probst, and Robert F. Zelsman), architects, 55 N.
Interregional Highway.
- 1969 James M. and Helen M. Kuykendall, owners
Draftsman, O'Connell & Probst, architects, 504 W. 7th Street.
- 1966 Fletcher S. and Jean Boone, owners
Artist (studio at the house)
NOTE: James M. and Helen M. Kuykendall are listed as living at 2007 Melridge
Place; he was an associate with O'Connell & Probst, architects, 504 W. 7th
Street.
- 1962 The address is not listed in the directory.
- 1958 Thurman and Bonnah Covey, renters
Director of Public Assistance, State Department of Public Welfare
- 1957 Thurman and Bonnah Covey, renters
Director of Public Assistance, State Department of Public Welfare.
- 1955 No houses are listed in this block of Paramount Avenue.
NOTE: Thurman and Bonnah Covey are listed as living at 4705 Milburn Lane.
He was the director of Programs Administration for the State Department of
Public Welfare.
- 1954 The address is not listed in the directory.
NOTE: Thurman and Bonnah Covey are listed as living at 4705 Milburn Lane.
He was the Director of Public Assistance for the State Department of Public
Welfare.

BIOGRAPHICAL NOTES:**Thurman and Bonnah Covey (ca. 1955 – ca. 1963)**

According to the 1940 U.S. Census report, Thurman and Bonnah Covey were renting a house on Burr Road in Terrell Hills, a suburb of San Antonio, Texas. Thurman Covey was then 33, had been born in Texas, and was a social welfare worker. Bonnah Covey was then 34, had been born in Texas, and had no occupation listed. The couple had a daughter, Michael, who was a year old. According to the census report, Bonnah Covey had been living in Chillicothe, Hardeman County, Texas, in 1935.

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The 1920 U.S. Census shows Thurman Covey as the 13-year old son of Oliver and Belle Covey, tenant farmers in Somervell County, Texas, just southwest of Fort Worth. Oliver Covey was a farmer on a general farmer; Thurman Covey was listed as a farm laborer on the home farm. The 1930 U.S. Census shows that Oliver and Belle Covey had moved into Glen Rose, Texas, the seat of Somervell County, where Oliver (whose real name was Thurman Oliver Covey), was the county judge. The younger Thurman Covey, who lived in this house, is not listed with his family in the 1930 census of Glen Rose.

Austin Man Dies From Wreck Hurts

Thurman Covey, 56, of Sandy Harbor-Marble Falls, died in a local hospital Wednesday morning as the result of injuries received in an auto accident near Spicewood last week.

He had been a resident of Austin and Marble Falls 20 years and was program director with the Department of Public Welfare where he worked the past 26 years.

Survivors include his widow, Mrs. Thurman Covey; his mother, Mrs. O. J. Covey of Glen Rose; a daughter, Mrs. Michael Kittredge of Austin; two sons, James Phillip Covey with the Navy in Peral Harbor and Shan Covey of Austin; four sisters, Mrs. R. O. Young of Stephenville, Mrs. Dan J. White of Houston, Mrs. James B. Harkey of San Saba and Mrs. George R. Branch of Dallas; two brothers, James A. Covey of McAllen and O. T. Covey of Glen Rose; and a granddaughter, Leigh Kittredge of Austin.

Funeral arrangements are pending at Wilke-Clay Funeral Home, awaiting arrival of out of city relatives.

Those desiring may place floral memorials in their church or contribute to the charity of their choice.

Interment will be in Forest Oaks Memorial Park on the Fredericksburg Highway.

Story on the death of Thurman Covey
Austin Statesman, May 1, 1963

THURMAN COVEY

Funeral services for Thurman Covey, 56, of Sandy Harbor-Marble Falls, will be held Friday at 10 a.m., at the Wilke-Clay Funeral Home with the Rev. Charles Sumner, officiating.

Covey, program director for the State Department of Public Welfare, died Wednesday of fatal injuries suffered when his car overturned Sunday west of Austin near the Spicewood community. He had been with the Public Welfare Department for 26 years.

Survivors include his widow, Mrs. Thurman Covey; his mother, Mrs. O. J. Covey, of Glen Rose; a daughter, Mrs. Michael Kittredge, of Austin; two sons, James Phillip Covey, with the US Navy in Pearl Harbor, and Shan Covey of Austin; four sisters, Mrs. R. O. Young, of Stephenville, Mrs. Dan J. White, of Houston, Mrs. James B. Harkey of San Saba, and Mrs. George R. Branch of Dallas; and two brothers, James A. Covey of McAllen, and O. T. Covey of Glen Rose, and a granddaughter, Leigh Kittredge of Austin.

Pallbearers will be Raymond Cheves, M. J. Raymond Jr., Tino Pappas, John Boyd, W. P. Midkiff and Anderson Shawver.

Honorary pallbearers will be the staff of the State Department of Public Welfare.

Those desiring may place floral memorials in their church or contribute to the charity of their choice.

Burial will be in Forest Oaks Memorial Park on the Fredericksburgh Highway.

THURMAN COVEY

Funeral services for Thurman Covey, 56, of Sandy Harbor-Marble Falls, will be held Friday at 10 a.m. from Wilke-Clay Funeral Home with Rev. Charles Sumners officiating.

Survivors include his widow, Mrs. Thurman Covey; mother, Mrs. O. J. Covey of Glen Rose; daughter, Mrs. Michael Kittredge of Austin; and two sons, James Phillip Covey, with the US Navy in Pearl Harbor, and Shan Covey of Austin; four sisters, Mrs. R. O. Young of Stephenville, Mrs. Dan J. White of Houston, Mrs. James B. Harkey of San Saba, and Mrs. George R. Branch of Dallas; two brothers, James A. Covey of McAllen, and O. T. Covey of Glen Rose; and granddaughter, Leigh Kittredge of Austin.

Pallbearers will be Raymond Jr., Tino Pappas, John Boyd, W. P. Midkiff and Anderson Shawver. Burial will be in Forest Oaks Memorial Park.

Funeral notice for Thurman Covey
Austin American, May 3, 1963

Bonnah Fulfer Covey

Bonnah Fulfer Covey, age 79, 4700 Dudmar passed away Monday.

She was the widow of Thurman Covey.

Mrs. Covey was associated with the Humane Society for the past 28 years.

Survivors include daughter, Michael Covey Kittredge, Austin; sons, Shan Covey, New York City, New York, James Phillip Covey, Austin; brother, Martin Fulfer, Austin; grandchildren, Leigh Kittredge Robinson, Huntsville, Alabama, Steven Kittredge, Lael Kittredge, James Covey, all of Austin.

Graveside services 6:00 PM, Wednesday, Forest Oaks Memorial Park in Oak Hill.

The family requests that contributions be made to Austin Humane Society in lieu of flowers.

Services under the direction of Wilke-Amey-Clay Funeral Home.

Obituary of Bonnah Covey
Austin American-Statesman, September 4, 1985

Fletcher S. and Jean Boone (ca. 1963 – ca. 1967)

FLETCHER BOONE: 1931-2007

Co-owner of old Austin TX literati hangout served up attitude Fletcher Boone and his business partner slung insults as well as pork chops, steaks at Raw Deal restaurants.

Wednesday, November 21, 2007

Fletcher Boone, one of the owners of the old Raw Deal pork chop and steak restaurants in downtown Austin, died Monday. He was 76. In their heydays, both the Raw Deal on Sabine Street near the police station and Another Raw Deal on West Sixth Street were Austin's literati hangouts known for smart-aleck attitudes.

Fletcher Boone was a sculptor and painter who teamed up with business partner Jim 'Lopez' Smitham to hand out insults at their pork chop and steak restaurants in downtown Austin. "There was a sign on the wall (of the original Raw Deal) that said, 'Remember that you came looking for the Raw Deal, the Raw Deal didn't come looking for you,' " recalled Texas Monthly writer Gary Cartwright, a regular. "That was sort of the attitude of the place. And there was a sign that said, 'It'll be better next time,' as you were leaving." Both places were known for attracting writers, musicians and politicians, among them Ann Richards before she was governor of Texas, state Comptroller Bob Bullock, Texas Monthly writer Jan Reid, musician Steve Fromholz and writer Bud Shrake.

Boone and his business partner, Jim "Lopez" Smitham, were a tag team for dishing out insults. Boone was the straight man, and the late Smitham was the sledgehammer. One time when a customer came into Another Raw Deal about five minutes before it opened, Smitham looked at the regular sitting at the bar and cursed him out for no apparent reason. When the customer asked what that was all about, Boone explained, "Aw, he's just warmin' up."

Eddie Wilson, today the owner of Threadgill's restaurants in Austin, TX sold the original Raw Deal to Boone and Smitham in the summer of 1977. "I sold it to them for it seems like \$750, and I let em pay it out \$50 a week," he recalled. Wilson says it was ironic that before he had sold the place to Boone, he had thrown Boone out of the place "for overbearing loud intellectual conversations with Jim Smitham." Later, Boone and Smitham opened Another Raw Deal on Sixth Street, which went out of business in the 1980s. "The reason (Boone and Smitham) broke up their partnership is, Fletcher forgot to pay the utility bill, and then all the beer went bad," Cartwright said.

Boone, a sculptor and painter, was in the master's program in art at the University of Texas and owned several art galleries, one of them known popularly as the Gallery Goo because the lettering on the sign, which was supposed to say Gallery 600, was hard to make out.

Boone died as the result of injuries from a car wreck three weeks ago near Bastrop TX . He is survived by his daughters, Belinda Boone and Lily Haley.

A visitation will be held from 4 to 6 p.m. Saturday at Weed-Corley-Fish Funeral Home, 3125 N. Lamar Blvd., Ausitn,TX followed by a wake at Scholz Garten, 1607 San Jacinto Blvd.

Obituary of Fletcher S. Boone
Austin [American-Statesman](#), November 21, 2007

James M. and Helen M. Kuykendall (ca. 1967 – ca. 1995)

James Mark Kuykendall Jr.

James Mark Kuykendall Jr., of Austin, passed away May 18, 1995.

Mark was born March 11, 1924, to James Mark and Laura Mundine Kuykendall of Taylor.

Mark was a World War II Marine Veteran and fought in the South Pacific. After the war, he received a Fine Arts Degree from the University of Denver and a Masters Degree in Architecture from the University of Texas in Austin. Mark's career was focused on designing schools, hospitals and churches. He had numerous hobbies and interests such as football, oil painting, writing, illustration, geneology and psychology. He was an intellect and a keen critic of life and a humorous friend. He will be greatly missed.

He was preceded in death by his parents.

Survivors include his wife of 45 years, Helen Latshaw Kuykendall; sons, Kenny and Billy Kuykendall; grandchildren, Chelsea, Jason and Beth Kuykendall, all of Austin.

Memorial services will be Saturday, May 27, 1995, at 4:00 PM, Wilke-Amey Clay Funeral Home.

Services under the direction of Wilke-Amey-Clay Funeral Home, 2620 South Congress Ave.

Obituary of James M. Kuykendall
Austin American-Statesman, May 20, 1995

WATER SERVICE PERMIT

C No. **7686**

Austin, Texas

Received of JOHN CANNIZZO Date 11-8-50
 Address 1912 PARAMOUNT Ave.
 Amount THIRTY AND 00/100 \$ 30.00
 Plumber MIDDLETON PLBG CO. Size of Tap 1"

Date of Connection 12-6-50
 Size of Tap Made 1"
 Size Service Made _____
 Size Main Tapped _____
 From Front Prop. Line to Curb Cock 7'
 From 50' Prop. Line to Curb Cock 35'
 Location of Meter Front curb
 Type of Box Lock
 Depth of Main in St. _____
 Depth of Service Line _____
 From Curb Cock to Tap on Main ave-main
 Checked by Engr. Dept. 1-19-51 RB

| No. Fittings | Curb Cock | Elbow | St. Elbow | Bushing | Reducer | Pipe | Lead Comp. | Nipples | Union | Plug | Tee | Stop | Box | Lid | Valves | Job No. | P. & Q. No. |
|--------------|-----------|-------|-----------|---------|---------|------|------------|---------|-------|------|-----|------|-----|-----|--------|---------|-------------|
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Water service permit to John Cannizzo (1950)

Receipt No. 15683 Application for Sewer Connection No. 27252
 Austin, Texas, 11-8- 1950
 To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
 Sir:-
 I hereby make application for sewer connection and instructions on premises owned by
John Cannizzo at 1912 Paramount Street,
 further described as Lot unplatted Block _____ Outlot _____ Division _____
 subdivision _____ Plat 202, which is to be used as a _____
 In this place there are to be installed 200 fixtures. Plumbing Permit No. 41278
 I agree to pay the City of Austin, the regular ordinance charge. 11-20-50
 Depth at Prop. Line 2- 7' at main Respectfully,
Middleton
 Connected 63' N 9 S L L
 Date 11-27-50
 By Henry
 NOTE: Connection Instruction to sewer in ST - Hgt
Dir - main 14 1/2" 1 1/2" E.O.R. 7/2/50
Rock

Application for a sewer connection for this address (1950)



JOHN CANNIZZO ADDS TO HOUSE MADE FROM STONE WATER TANK

Home of 1912 Paramount will have natural air conditioning.

John Cannizzo discovered a new use for an old stone water tank on his property at 1912 Paramount, located on the bluff above Barton Springs. While making plans to demolish the tank and build a home, Mr. Cannizzo conferred with architect A. B. Stenger who suggested that the structure would make fine bachelor quarters.

Soon Mr. Cannizzo, a miner, was adding a roof in the same manner timbers are placed in a mine shaft, using no nails.

After making his home in the tank for a brief period, he decided to add to it in matching stone. The original tank, 24 feet, in diameter, forms the living room, dining room and kitchen.

will be a feature of the addition which includes three bedrooms and three baths and is being constructed over the original well, located about 15 feet from the tank. Mr. Cannizzo explains that the well must be connected with the canyon of which Barton Springs is a part. Atmospheric conditions form a pressure forcing cool air (approximately 70 degrees) through the well casing.

Article about the construction of this house and several others in the "Mainly About Women" section of the Sunday Austin American-Statesman, August 21, 1955.

Correspondence from Vickie Totten:

Dear Mr. Sadowsky - Attached are some of the materials from my files. I apologize for how dark the article from 1955 is - it was in a frame and I didn't want to pull it out this morning before I left. If you don't have access to a better copy, let me know and I will re-send it. You will note that my research (and Carolyn Reding's, who owned the house before me) was centered on our property, which is 2003 Rabb, but which used to be the same address as the one being considered for demolition, 1912 Paramount. Where the cistern was located was at the back of the farm and Rabb was just a gravel road with no name. The stone cistern is what was kept from being demolished in 1955 (older residents who have stopped by in the past told me it was 100 years old - but I haven't been able to verify that) and is now part of my home (the kitchen, living and a living area). I am going to send a separate e-mail from my iPhone that has pictures of the cistern - just so you can have a visual for that part of the old property. My portion also has the old, original well house on it.

Best,
Vicki Totten

Vicki Totten, L.P.C., L.M.F.T.
Associate Professor of Counseling
Coordinator, Human Services
Co-Faculty Lead, Kettering Initiative
St. Edward's University, New College
3001 S. Congress Ave.
Austin, TX 78704
512-416-5889

Office: Holy Cross Hall #312 (above the 3rd floor)

2003 Rabb Road History

Rabb Ranch

Mary Rabb - widow of John
Mayme Rabb

Joseph Wright 1798-1898?

Wright Farm - grandson's name was Joe. Grandpa Wright purchased for \$2 an acre a 25 acre farm that is now Bluebonnet Lane and side streets (including the Rabb property?). He later subdivided his farm. There is a street in the neighborhood called Wright Street.

Bertha Wright & Knox Wright

The circular rock water tank that is now part of the house, was part of Grandpa Wright's farm, but was part of the Rabb estate earlier. There was a climbable windmill next to the tank. The room has 32 inch walls and sits on an old well and underground cavern.

John Cannizo - was a mining engineer, did soil borings to a cave underneath. Cool air pumped into the house for many years. Bat odors finally permeated the air so he closed it. Cannizos last address was 1420 Whittier, Deming, New Mexico 88031, mail address is: P. O. Box 723. Jeanine Cannizzo may still be living. Her number is 505-546-3383. She wrote a letter to Carolyn Reding on Jan. 19, 1995 saying the address of the Rabb house used to be Paramount.

Ruby & Clyde Ellis - 1970 to 1990

Tammy and Ken Schloff - removed a partition, refinished floor, added back patio. The owned the home from 1990-1993, when they sold it to the Reding's.

Carolyn & John Reding - owned the home from approximately 1993 until they sold it to Stan Irvin and Vicki Totten on or near March 1, 1998.

Vicki Totten & Stan Irvin

Parents of John Cannizo - Home on Paramount (at an aple) current owner is Mrs. Helen Kuykendal, was previously occupied by the parents of John Cannizo. Kuykendal's purchased it in 1960. It was built around 1930 by John Cannizo. In 1940 John built the rock home on Rabb Road around one of the large cisterns close to the 400 ft. well (M. Cadwallader letter). The gravel road was paved in 1955.

House specifics:

Built in 1952 (the house, not the cistern part)
2003 Rabb Road previous address was: 1912 Paramount
78704

Legally described property from the State of Texas, Department of Housing and Urban Development, Map #48453C-0205E(?) for Travis County, dated 6/16/93 located in zone X (?)

Legal description: Lot 7D, Cannizzo Subdivision, Section 3, subdivision of record in Volume 19, page 64 of the Travis County Plat Records, Travis County, Texas.

Newspaper clipping dated August 21, 1955, page D-1 stated that the water tank had been on the property when he went to build a home. He conferred with architect A.D. Stenger. Cannizzo made his home in the tank for a brief period. "Natural air conditioning will be a feature of the addition which includes three bedrooms and three baths and is being constructed over the original well, located about 15 feet from the tank. Mr. Cannizzo explains that the well must be connected with the canyon of which Barton Springs is a part. Atmospheric conditions form a pressure forcing cool air (approximately 70 degrees) through the well casing."

3) On the left is the honeymoon cottage that Grandpa Wright built for his son and daughter-in-law, though they never used it. A lot of Barton Heights homes are also multiple "add-ons" to very tiny, very old shacks.

On the right is Grandpa Wright's famous "the bus stops here." There remain a few of his pecans and large mesquites, and a peach or two (on Peachtree St). You'll need to turn around on Wright St.

4) At dusk you may spot some pet deer in this yard (1508 Norris), but only if you're lucky. From here you can see all the way across Barton Creek--now you know why this neighborhood was named Barton "Heights."

5) This circular rock water tank was once part of Grandpa Wright's farm, although it was part of the Rabb estate even earlier. There was a climbable windmill next to the tank, good for a view of all of Austin, or so thought Joe Wright and friends. "We had to be really careful not to get hit by the windmill blades," he admits. If only their parents had known!

Now the tank is Ruby Ellis' circular den--a utility-payer's dream, with 32-inch walls at the base. (A man who once stopped at her garage sale claimed to have chipped holes in the tank for front and back windows.) The house sits on a concrete slab, with hardwood floors and square-cut limestone interior walls. It also sits on an old well and underground cavern, which suddenly decided to belch black grit and "stale, hot air" into the living room one day.

Correspondence from David Rigney

This message is from David Rigney. Following up on our phone conversation this afternoon, here is some email that I sent out to the Zilker email list a few days ago:

Does anyone have any information about the history of the property at 1912 Paramount? We received a notice that the Historic Landmark Commission will have a hearing on March

25 concerning an application by a Lynn Currie to demolish the property there. From the outside the house appears to have a frontier-style architecture, although it is set at an odd angle relative to the street. The appraisal district database indicates that the structure was built in 1939 and that it has been owned for many years by the Kuykendall family. The lot size is 0.68 acres.

Here are some replies that I got back:

Regarding the house on Paramount.

We wandered by and chatted with the owner a few years ago. What he said indicated the house was much older and had been built much earlier-- but it had been built at that angle to optimize the view of the capitol.

At the time it was built, there were few trees to obstruct the view. Perhaps this can help date it.

While I realize someone may want to do something different with the property--but it would be a terrible shame to see this fine example of typical Texas Hill Country stone architecture destroyed.

I believe we read that area was out of the city limits until around 1940 when the city moved the line from just east of Rabb Rd in order to include Zilker Park & Barton Springs.

Cheers-- Carol & Phil

I believe this was a farm house and the original owners gave some of their land to school district for the elementary school. The father of my daughter's class mates from high school (she's 33 now) remembers riding a horse down to Barton Springs from there...it belonged to his grandparents. I'll see if I can get the class mate's name and parent's name and send it to you...the angle of the house was to catch the sunrise... I hope it's not going to be demolished!! :- (Jane

Some of the neighborhood lore I've heard goes along the lines of: In the early part of the 20th century there was a livestock operation in the footprint of barton hills and the western part of Zilker. The house at 1912 Paramount was part of that farmstead along with the cisterns at 2007 (?) Rabb Rd and 2306 (?) Arpdale. I've been meaning to go to the historical commission to research this some... but life has been busy. It may all be nonsense...

Chris on Ann Arbor

NOTES:

A 1940 census map show that the current site of Zilker elementary was within the city limits, but what became Ann Arbor was the boundary of the city limits, and what became Paramount was outside the city limits. The city limits also ended at Bluebonnet and Lamar (or Fredricksburg as it was called in 1940). The map is online at UT:

http://www.lib.utexas.edu/maps/texas/1940_ed_maps/austin-texas-census-enumeration_districts-1940-5.jpg

Postcards from 1910 show dairy herds at about that distance from the capitol building.

<http://www.austinpostcard.com/view.php?card=24069>

This area of the city does not appear in the 1962 Sanborn map.